



WASHOE COUNTY

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CM/ACM KS
Finance DW
DA ✓
Risk Mgt. N/A
HR N/A
Other N/A

STAFF REPORT

BOARD MEETING DATE: July 14, 2015

DATE: June 17, 2015
TO: Board of County Commissioners
FROM: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-3600, dsolaro@washoecounty.us
THROUGH: Kevin Schiller, Assistant County Manager
SUBJECT: Adopt a Resolution of Intent to Lease a portion of 855 Alder Avenue, Incline Village, Nevada, to the United States Department of Agriculture, Forest Service, for a 60-month term commencing retroactively to July 1, 2015 through June 30, 2020, for space within the Incline Service Center; and if adopted, set a public hearing on the matter for July 28, 2015. (Commission District 1.)

SUMMARY

Nevada Revised Statute 277.050 authorizes the Washoe County Board of Commissioners (Board) to lease to another public agency any real property belonging to it, by adopting a resolution declaring its intention and to hold a public hearing to consider any objections to the proposed lease agreement. The public hearing on this matter is to be set for July 28, 2015.

Washoe County entered into a Lease Agreement with the United States Department of Agriculture, Forest Service (USFS) on July 13, 2010, for a portion of the Washoe County owned Incline Service Center, located at 855 Alder Avenue, Incline Village, Nevada. The original 36 month Lease Agreement allowed for one 24 month renewal option including a 3% rental increase over the previous term. That agreement, including the renewal term, expired June 30, 2015.

Washoe County Strategic Objective supported by this item: Sustainability of our financial, social and natural resources.

PREVIOUS ACTION

On June 22, 2010, the Board approved a Resolution of Intent to Lease to the USFS.

On July 13, 2010, the Board held a public hearing to consider objections to the Intent to Lease, and hearing none, approved a 36 month Lease Agreement between Washoe County, and United States Department of Agriculture, Forest Service.

AGENDA ITEM # 5F7

On June 11, 2013, the Board approved Lease Amendment No. 1 between Washoe County, and United States Department of Agriculture, Forest Service, for a twenty-four month renewal term commencing July 1, 2013 through June 30, 2015, for space within the Incline Service Center [annual revenue of \$32,814].

BACKGROUND

In 2009, the United States Department of Agriculture, Forest Service was approached to consider relocating from its South Lake Tahoe location to the Incline Service Center to provide for its campground permitting, fuels reduction, seasonal rangers and the Tahoe Park information Center. The USFS staff supported the relocation to the Incline Service Center and agreed to a shared facility use. The original Lease Agreement was executed in July 2010.

The facility was previously shared by the University of Nevada Cooperative Extension Program which due to budget reductions vacated the facility in 2012. Subsequent to Cooperative Extension vacating the facility, staff was approached by the Nevada Tahoe Conservation District (NTCD) with a request to utilize a portion of the Incline Service Center for their office operations. NTCD has been a long term partner with Washoe County specifically supporting our Water Quality and Best Management Practices related to Lake Tahoe clarity and storm water run-off activities. The Board supported the request by NTCD to co-locate with the USFS in the Incline Service Center in April 2013.

FISCAL IMPACT

There is no fiscal impact to adopt the resolution and set the public hearing date. If the proposed Lease Agreement is approved by the Board, the rental rate of \$1,784.47 per month includes the rent at a rate of \$1.03 per square foot of space, utilities and snow removal; plus \$0.669 cents per square foot for janitorial services during the period of occupancy from July 1, 2015 through June 30, 2020.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt a Resolution of Intent to Lease a portion of 855 Alder Avenue, Incline Village, Nevada, to the United States Department of Agriculture, Forest Service, for a 60-month term commencing retroactively to July 1, 2015 through June 30, 2020, for space within the Incline Service Center; and if adopted, set a public hearing on the matter for July 28, 2015.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution of Intent to Lease a portion of 855 Alder Avenue, Incline Village, Nevada, to the United States Department of Agriculture, Forest Service, for a 60-month term commencing retroactively to July 1, 2015 through June 30, 2020, for space within the Incline Service Center; and if adopted, set a public hearing on the matter for July 28, 2015."

RESOLUTION

RESOLUTION OF INTENT TO LEASE A PORTION OF 855 ALDER AVENUE, INCLINE VILLAGE NEVADA, TO THE UNITED STATES DEPARTMENT OF AGRICULTURE, FOREST SERVICE, FOR A 60 MONTH TERM COMMENCING RETROACTIVELY TO JULY 1, 2015 THROUGH JUNE 30, 2020, FOR SPACE WITHIN THE INCLINE SERVICE CENTER; AND IF ADOPTED, SET A PUBLIC HEARING ON THE MATTER FOR JULY 28, 2015.

WHEREAS, Washoe County owns a certain parcel of real property located at 855 Alder Avenue, Incline Village, Nevada, (the Incline Service Center); and

WHEREAS, The United State Department of Agriculture, Forest Service, has request to lease a small portion (approximately 1,050 +/- square feet) of the Incline Service Center commencing retroactively to July 1, 2015 through June 30, 2020 to provide camping permit and forest services to the residents and community; and

WHEREAS, Nevada Revised Statutes 277.050 authorizes the Board of County Commissioners of Washoe County, Nevada, to sell or lease to another public agency, the State of Nevada or a department or agency of the State or an Indian tribe, for term not exceeding 99 years any real property belonging to it; and

WHEREAS, the United States Forest Service is a public agency defined in NRS 277.050 and has requested that Washoe County lease the space for one dollar three cents per square foot (\$1.03) for a 60-month term commencing retroactively to July 1, 2015; and

WHEREAS, Washoe County will schedule this proposed lease agreement for its next public meeting on July 28, 2015, to allow for any objections to this action; and

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners:

1. That is has the authority to lease said property to the United States Department of Agriculture, Forest Service, without offering said real property to the public as authorized within NRS 277.050; and
2. The Board of County Commissioners shall determine the rental amount; the United States Department of Agriculture, Forest Service, has offered the sum of one dollar three cents per square foot (\$1.03) for a 60-month term commencing retroactively to July 1, 2015; and

3. The Board of County Commissioners will consider this proposal on July 28, 2015 to allow for any objections to this action; and
4. Upon approval by the Washoe County Board of Commissioners and satisfaction of all terms and conditions, the Chair shall be authorized to execute the proposed lease agreement and deliver it to Lessee upon the performance and compliance of all the terms and conditions of the lease to be performed concurrently with the delivery.

The motion to adopt the above resolution was made by County Commissioner _____ and seconded by County Commissioner _____ and the vote of said motion is as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Dated this _____ **day of** _____, 2015.

 Marsha Berkbigler, Chair
 Washoe County Commission

ATTEST:

 Washoe County Clerk